

# South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft)

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Ends on 2nd August 2021 (44 days remaining)



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## **Glossary**

### **Accessible**

In the case of community facilities and services (such as healthcare), easy to travel to or use. With reference to buildings or public transport, easy to enter and use by all.

### **Affordable housing**

Housing provided for sale or rent at prices below the current market rate, which people in housing need are able to afford. Affordable housing tenures are defined in government guidance, as set out in Annex 2 of the National Planning Policy Framework.

### **Allocated**

Land which has been identified for a specific use in the current Development Plan.

### **Area Action Plan (AAP)**

A development plan document within the local plan that establishes a set of development proposals and policies for a specific area. In South Norfolk Area Action Plans have been written for Long Stratton and Wymondham.

### **Biodiversity**

The variety of different types of plant and animal life in a region.

### **Biodiversity net gain**

Refers to development having a positive impact on biodiversity, leaving it in a better state than before development occurred.

### **Brownfield land, brownfield site**

Land or site that has been subject to previous development.

### **Brownfield Register**

Brownfield land registers provide up-to-date information about sites that local authorities consider to be appropriate for residential development having regard to the relevant legislation.

### **Built environment**

The man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighbourhoods to the large-scale civic surroundings.

### **Business use**

Land use class covering light industry, offices, research and development.

### **Climate Change Mitigation**

Actions taken to limit the magnitude or rate of global warming and its associated effects, usually involving a reduction in human emissions of greenhouse gases.

### **Commitments**

Development proposals which already have planning permission or are allocated in adopted development plans.

### **Community facilities**

Services that meet the day-to-day needs of a community such as village halls, post offices, doctors' and dentists' surgeries, play areas, recycling facilities, libraries and places of worship.

### **Community Infrastructure Levy (CIL)**

A financial charge on new development introduced by the Planning Act 2008 as a tool for Local Authorities to help deliver infrastructure to support growth and development in their area. Within the Greater Norwich area the CIL 123 List sets out which infrastructure items may be funded by CIL payments.

**Conservation area**

Area of special historic and/or architectural interest which is designated by the Local Planning Authority as being important to conserve and enhance. Special planning controls apply within these areas.

**County Wildlife Site (CWS)**

Wildlife habitat identified and designated as being of particular local interest or importance by Norfolk County Council and the Norfolk Wildlife Trust but which is not of sufficient national merit to be declared as a Site of Special Scientific Interest. A CWS does not benefit from statutory protection but does have some protection in the planning system.

**Cross-subsidy housing**

The provision of a limited amount of market housing on a development site to ensure that the provision of affordable housing on the same site is equitable

**Custom-Build**

A form of self-build home that is, in some form, supported by a developer through a more hands off approach than a traditional self-build would entail.

**Decentralised and renewable or low-carbon energy sources**

Sources of energy that are renewable or low-carbon (or a combination of these) and locally based (on-site or near-site, but not remote off-site), usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies, including micro-renewables, which can locally serve an individual building, development or wider community and includes heating and cooling energy.

**Development**

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.

**Development Boundary**

See Settlement Limit.

**Development brief**

A document describing and leading the form and layout of development in a prescribed area.

**Development Plan**

A set of plans guiding future development in the area. The Development Plan consists of the locally prepared Development Plan documents, including Neighbourhood Plans approved at referendum.

**Development Plan Document**

Locally prepared document on a specific topic which forms part of the Development Plan and which subject to independent examination before adoption, (also commonly referred to as DPDs.)

**Employment use**

Use primarily for industrial, warehousing, office or other business uses falling within classes B1, B2 and B8 of the use classes order.

**Environmental Impact Assessment (EIA), Environmental Statement (ES)**

Written assessment, submitted with certain kinds of planning application, which sets out the anticipated effects of the proposed development. Such statements deal with the full environment effects of development proposals and include any mitigation measures needed under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018

#### **Exception site**

A small site to be used specifically for affordable housing that would not normally be acceptable for housing as it would be subject to policies of restraint. These sites are generally located at the edge of existing settlements.

#### **Five-year housing land supply**

A requirement by Government for Local Planning Authorities to ensure that there is sufficient land available that is suitable, available and deliverable for housing development. The amount of land available should be sufficient to fulfil the housing requirement for the next five years.

#### **Geodiversity**

The variety of different types of geology, landforms, soils and physical processes in a particular region.

#### **Greater Norwich Growth Board (GNGB)**

A partnership between Broadland District Council, Norwich City Council, South Norfolk Council, Norfolk County Council and New Anglia Local Enterprise Partnership (LEP) to provide homes, jobs and infrastructure. It also provides strategic direction, monitoring and co-ordination of the Greater Norwich City Deal.

#### **Green infrastructure**

A network of multi-functional green space which delivers benefits to both the environment and the local community. Green infrastructure includes natural green spaces colonised by plants and animals and man-made managed green spaces such as areas used for outdoor sport and recreation including public and private open space. These spaces may include allotments, urban parks and designed historic landscapes as well as their many interconnections such as footpaths, cycleways, green corridors and waterways.

#### **Greenfield land, greenfield site**

Land which has not previously been built on, including land in use for agriculture or forestry. Greenfield land does not include residential garden land.

#### **Habitat Regulations Assessment (HRA)**

An HRA identifies any aspect of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 sites or sites protected by European designations (Special Areas of Conservation, Special Protection Areas, Ramsar sites) either in isolation or cumulatively, and to identify appropriate avoidance and mitigation strategies where impacts are identified.

#### **Heritage Asset**

A building, monument, site, place, area or landscape with historic interest that provides a material record of history or meaning for a community. Heritage assets may be either 'designated' or 'non-designated' and have a degree of significance that merits consideration in planning decisions.

#### **Historic environment**

Aspects of the environment which result from the interactions between people and places through time.

#### **Housing Delivery Test**



Measures net additional dwellings provided in a local authority area against the numbers of homes required using national statistics and local authority data. The Housing Delivery Test data is published annually by the Secretary of State.

### **Inclusive Growth**

A form of economic growth that aims to improve opportunities for everyone in the local community.

### **Index of Multiple Deprivation**

A ward-level index made up from six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services)

### **Infill development**

Small-scale development filling a gap within an otherwise built up area.

### **Infrastructure**

The network of services to which it is usual for most buildings or activities to be connected. Infrastructure includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure.

### **Joint Core Strategy (JCS)**

A key planning policy document for the Greater Norwich Area produced in partnership between Broadland, Norwich and South Norfolk that sets out the long-term vision for the area up until 2026. The JCS has a considerable impact on the Greater Norwich Local Plan (GNLP) which in turn determines growth up until 2038 and will supersede the JCS when adopted.

### **Local Nature Reserve (LNR)**

Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

### **Local centre**

A group of shops or services forming a centre of purely local significance.

### **Local housing need**

An assessment of the need for housing at a local level using the standard methodology set out by the Government.

### **Low-carbon**

To minimise carbon dioxide emissions from a human activity.

### **Major development**

For housing, development where 10 or more dwellings are to be provided or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000m<sup>2</sup> or more or a site of 1 hectare or more.

### **Market Housing**

Housing that is for sale on the open market without restrictions on the pricing or tenure.

### **Masterplan**

A long term planning document that provides a conceptual framework to guide future growth and development.

### **Mineral Safeguarding Area**

An area designated by minerals planning authorities (in the GNLP area being Norfolk County Council) which covers known areas of minerals deposits that are to be safeguarded from non-mineral development

### **National Planning Policy Framework (NPPF)**

A document which sets out the Government's economic, environmental and social planning policies for England and how they should be applied. It provides a baseline structure from which locally-prepared plans (such as the GNLP) can be produced and it is a material consideration in planning decisions.

### **National Planning Practice Guidance (NPPG)**

A web-based resource which brings together planning guidance on various topics into one easily accessible place. The guidance supports the NPPF but is not government policy.

### **Neighbourhood Plan**

A plan prepared by a parish/town council or neighbourhood forum for a designated neighbourhood area. Once made by the Local Planning Authority it becomes part of the Development Plan for the area.

### **Non-strategic policies**

Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.

### **Norwich fringe**

Area next to the city of Norwich, but lying in another administrative district which is predominantly developed, including open spaces encompassed within the developed area. In South Norfolk this area includes Colney, Costessey, Cringleford and Trowse.

### **Open Space**

Areas of land that usually come forward as part of a development site which remain undeveloped but can generally be used for either formal or informal recreation purposes.

### **Permission in Principle**

A form of planning permission which establishes the suitability of a site for a specific amount of housing-led development. The site must subsequently obtain consent for the technical details before development can proceed.

### **Planning conditions**

A condition imposed on a grant of planning permission which can either require additional details to be agreed or restrict the use of the site.

### **Planning obligations**

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 obligations. The term legal agreements may embrace S106.

### **Previously developed land**

See Brownfield land.

### **Protected species**

Any species which, because of its rarity or threatened status is protected by statutory legislation (The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats etc) Regulations 1994).

**Ramsar site**

A European designation that protects areas of wetland.

**Recreational Impact Avoidance and Mitigation Strategy (RAMS)**

A strategy facilitating residential development, whilst at the same time adequately protecting wildlife sites from harm that comes with growth in rural areas from increased recreation pressure.

**Renewable energy**

Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

**Rights of Way, Public Rights of Way**

Public footpaths and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.

**Scheduled Ancient Monument**

Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State. Works affecting an ancient monument must be approved by the Secretary of State.

**Section 106 Agreement (S106)**

See planning obligations

**Settlement Hierarchy**

A way of arranging settlements into a hierarchy based upon a number of criteria, such as population and services offered.

**Settlement Limit**

A boundary line defining the extent of the consolidated built-up area of a settlement. Further development will normally be acceptable within defined Settlement Limits, subject to site specific constraints or considerations. Sometimes also called development boundaries, settlement boundaries or village envelopes.

**Shared equity, Shared ownership**

Arrangements whereby home buyers may pay only part of the initial cost of buying their home. Shared equity means topping up a small deposit with an equity loan and acquiring the rest of the home with a mortgage. Shared ownership involves buying a stake in a home with the remaining proportion being owned by (typically) a housing association.

**Site Allocation DPD**

A document used to identify sites to accommodate the range of land uses necessary to implement the objectives of the local plan. South Norfolk adopted a site allocations document in 2015.

**Site of Special Scientific Interest (SSSI)**

Site or area designated as being of national importance because of its wildlife, plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

**Special Area of Conservation (SAC)**



Special Areas of Conservation are defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive which are considered to be of European interest following criteria given in the Directive.

### **Special Protection Areas (SPAs)**

Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which was amended in 2009 (Directive 2009/147/EC). They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

### **Starter homes**

New build properties built exclusively for first time buyers aged between 23 and 40 years. A number of criteria must be met for a dwelling to be considered as a starter home.

### **Strategic policies**

Policies and site allocations which address strategic priorities in line with Section 19 of the Planning and Compulsory Purchase Act 2004.

### **Street furniture**

Collective term for permanent structures installed within the highway, including footways and pedestrian areas. Includes street lighting columns, signs, seats, litter bins, telephone kiosks, post boxes etc.

### **Suitable Alternative Natural Green Space (SANGS)**

A name given to green space that is of a quality and type suitable to be used as mitigation in relation to the protection of important natural spaces when residential development or growth is proposed.

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### **Supplementary Planning Document (SPD)**

Guidance published by the local planning authorities to provide further detailed information on how local plan policies are to be applied or interpreted. SPDs may be prepared jointly, particularly where a consistent policy approach is required over an area covered by more than one local planning authority. SPDs may be concerned with a particular issue, or may provide more detailed guidance of the development of a specific site, covering a whole range of issues. This is frequently referred to as a development brief.

### **Sustainability Appraisal (SA)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

### **Sustainable development**

A term mostly derived from the 1987 Brundtland Report. Interpretation varies but typically the term means meeting economic and social goals without undermining the environment, as well as meeting needs of the present without compromising the environment for future generations. In 2015 the United Nations agreed 17 Sustainable Development Goals to be reached by 2030. The UK is amongst the countries leading the delivery of the Sustainable Development Goals.

### **Sustainable drainage system (SuDS)**

Efficient drainage system which seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

### **Travel Plan**

A long term management plan/ strategy that seeks to deliver sustainable transport objectives and is regularly reviewed.

### **Use classes order**

The Town and Country Planning (Use Classes) Order, 1987 (as amended), a statutory order made under planning legislation, which groups land uses into different categories (called use classes). Change of within a use class and some changes between classes do not require planning permission.

### **Village cluster**

A group of villages that share services and facilities, for example a primary school.

### **Water stress**

Water stress occurs when the demand for water exceeds the available amount of water, or when poor water quality restricts its use.

### **Windfall site**

Site on which planning permission for housing development is granted during the plan period but which has not previously been identified in the plan for housing development.

To find out more about the Village Clusters Housing Allocations Plan, please visit our Virtual Exhibition.

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# South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft)

Ends on 2nd August 2021 (46 days remaining)



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**Brooke, Kirstead and Howe**

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Roydon  
Saxlingham Nethergate  
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Spooners Row and Sutton  
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## 8. Brooke, Kirstead and Howe

### Form and character

#### Brooke

The village is situated on the B1332 Norwich – Bungay Road with development traditionally located in a linear form running eastwards and westwards from the Norwich Road (B1332) along The Street and High Green. Some modern estate development has occurred off both these roads.

The village is characterised by a mixture of dwellings, especially on The Street and High Green where there are many historic buildings. These combine with trees, hedges, water features and undeveloped spaces to create an attractive area which is encompassed by a conservation area. There is a small but important area of open space at the southern end of Brecon Road. The area immediately to the south of the village is well wooded which creates a visual shield for the village. Elsewhere within the



parish development is widely dispersed comprising individual dwellings and farmsteads, although Brooke Industrial Park has been developed in recent years to the north of the village on the B1332. This road provides relatively good access to Norwich some 12km to the north and Bungay to the south. The remainder of the local road network comprises a mixture of 'C' class and unclassified roads.

## Kirstead

Kirstead is a sparsely populated parish. It comprises individual dwellings and farms dispersed throughout, together with a concentration of linear development at Kirstead Green and Green Man Lane, set in attractive open countryside.

## Howe

Howe is a sparsely populated parish. The development in the parish displays a scattered form and has been concentrated along Howe Green with a small number of individual farmhouses dispersed throughout the remainder of the parish.

## Services and Community Facilities

The cluster has a range of social, community and recreational facilities including a pub, farm shop, primary school, a village hall and a limited bus service. There are also employment opportunities at the industrial park.

## Settlement Limit and Constraints

The Settlement Limit for Brooke is in three parts. Within the main settlement itself, the boundary is divided into a western section around development along High Green and Norwich Road and an eastern section encompassing development along The Street. Parts of the centre of the village around the Meres and the Conservation Area around Brooke House have been specifically excluded. The third section of Settlement Limit is to the north of the main settlement and defines the Brooke Industrial Park employment area. No alterations are proposed to the existing Settlement Limit.

**QUESTION 33: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.**

## Preferred and Shortlisted Sites

15 sites have been promoted for consideration, of which 2 have been identified as preferred allocations and 1 further site shortlisted. One of the sites promoted for consideration (SN0077SL) obtained planning permission (District Reference: 2018/0868) in September 2018 (SN0077SL).

## Preferred Sites

On the basis of the assessment undertaken the following site(s) have been identified as a preferred allocation:

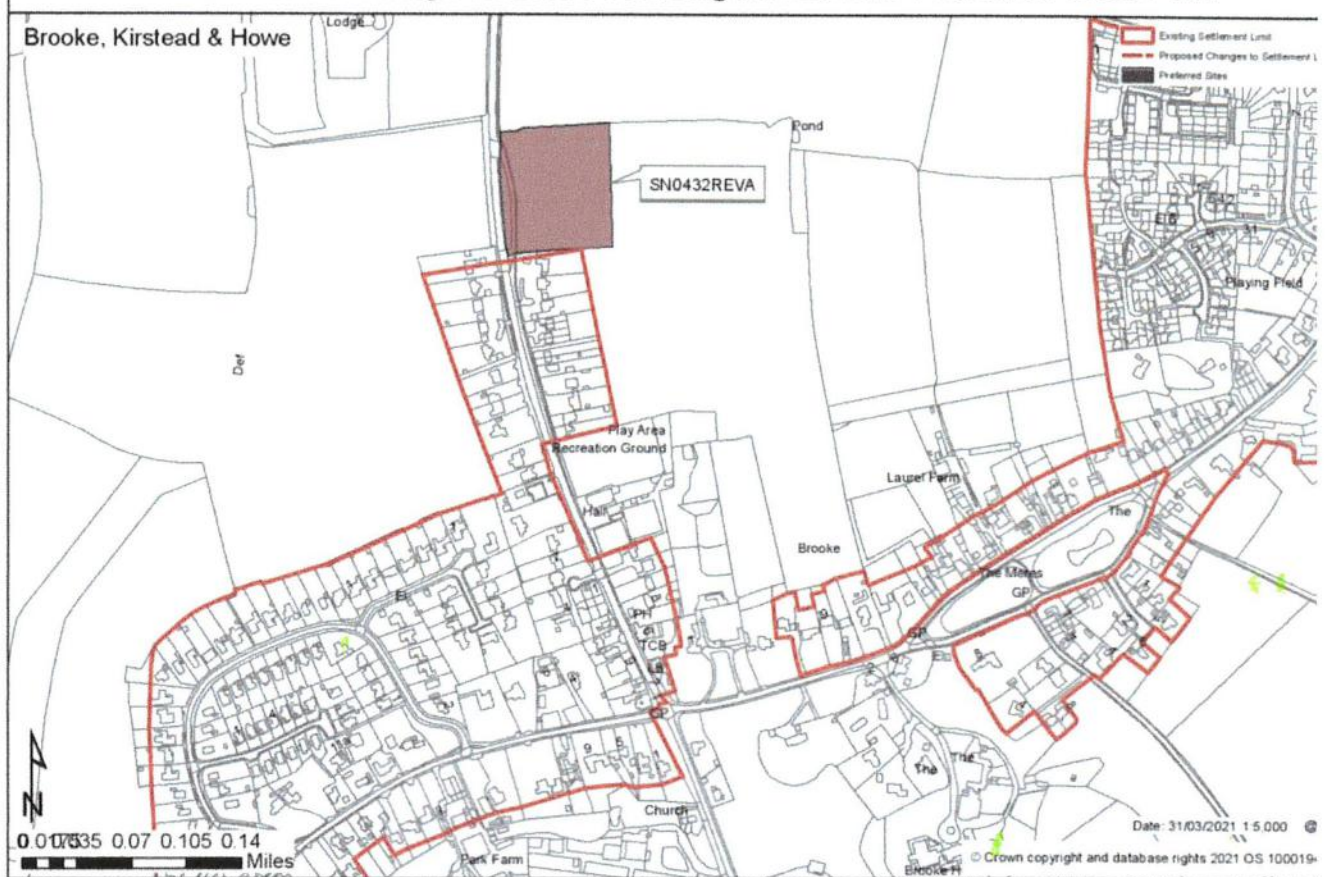
**Site: SN0432REVA, East of Norwich Road**

**Preferred** for up to 25 dwellings on a site of 1 hectare.

**Reasoned justification:** The site is well located and relatively unconstrained, however it is quite open in the landscape and development depth to achieve a reasonable density/volume of dwellings would require careful design. There is a need to consider the highways requirements in relation to potential development on the west of Norwich Road in combination with this site.



## South Norfolk Village Clusters Housing Allocations Preferred Sites Plan



**QUESTION 34: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?**

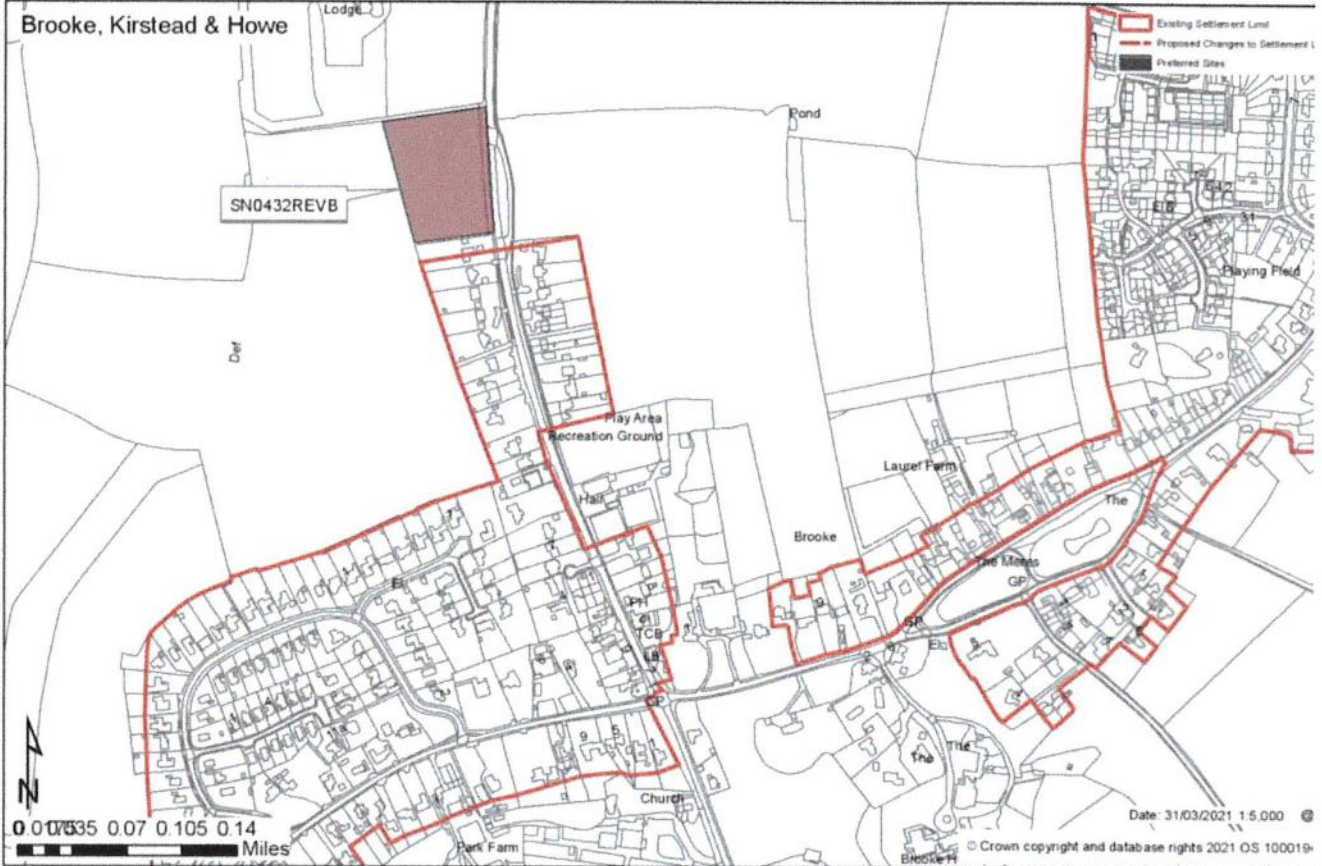
**Site: SN0432REVB, West of Norwich Road**

**Preferred** for up to 25 dwellings on a site of 1.2 hectares.

**Reasoned justification:** The site is well located and relatively unconstrained. The site fills a gap between the existing settlement and grounds of Brooke Lodge; however, it is open to wider countryside to the rear (west) and development in depth to achieve a reasonable density/volume of dwellings would require careful design. There is a need to consider the highways requirements in relation to potential development on the east of Norwich Road in combination with this site.



# South Norfolk Village Clusters Housing Allocations Preferred Sites Plan



**QUESTION 35: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?**

## Shortlisted Sites

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On the basis of the assessment undertaken the following site(s) have been shortlisted:

Site	Location and Reasons not preferred for allocation:
SN2119	<p>North of High Green/West of Astley Cooper Place.</p> <p>Shortlisted for up to 25 dwellings on a site of 1 hectare.</p> <p>The site is within a reasonable distance of the services and facilities in Brooke. However, there concerns related to: the suitability of High Green in this location and the ability to achieve a safe access; the ability to achieve a footway to link with existing provision and the impact this could have on the Conservation Area; and, the impact on the setting of the Listed dwelling at 66 High Green. The site itself includes areas of surface water flood risk and extensive vegetation. However, adjacent land is in the same ownership which could offer opportunities to revise the site area to minimise impacts in respect of the above constraints.</p> <p>The acceptability/deliverability of this site is subject to demonstrating access via Astley Copper Place.</p>

## Rejected Sites

The following site(s) were promoted for development but have been rejected on the basis of information available at the time of assessment.

Site	Location and Reasons for Rejection
SN0020SL	<p>Rear of 43 High Green, Brooke</p> <p>Whilst the site is well located in terms of access to services and facilities, it falls wholly within the Conservation Area and includes a number of trees, which if lost could affect that character of the area. Trees, plus a potential ransom strip could prevent access from The Mallows Walk, although alternative access via the garden of 43 High Green should be possible.</p>
SN0490	<p>South east of Mereside, Brooke</p> <p>Although centrally located within Brooke, with good access to local services and facilities, the main issues centre around the heritage/townscape/landscape impacts of a site within the Conservation Area, which extends over this site to protect the rural setting of the settlement, and which is visible from Hunstead Lane and the adjoining PRoW. A number of issues also remained outstanding at the time the appeal for 17 dwellings was dismissed in 2015, including those related to ecology and surface water drainage.</p>
SN0579SL	<p>North of Waldor Cottage, High Green</p> <p>The site is promoted for 'starter homes' in a location which is highly unlikely to encourage walking and cycling for everyday journeys on an unlit, 60mph road with no footways. The site has a substantial frontage hedge and extensive planting, the removal of which would significantly change the character of the area, particularly in the context of the Ancient Woodland to the rear of the site, the nearby listed building and when existing Brooke along High Green. The ditch and associated surface water flood risk is also concern.</p>
SN0583	<p>Laurel Farm, north of The Street</p> <p>There are a number of concerns with this site. There is a lack of clear access arrangements. There is concern over the impact on the rural setting of the Conservation Area and nearby listed buildings (particularly those on the Laurels Farm access and visible from Brooke Footpath 3, which runs through the site). The site does not relate well to the built form of the village. There is also concern about the landscape impact of a detached development in a relatively unscreened site.</p>
SN0584	<p>West of Burgess Way, Brooke</p> <p>The site is reasonably well connect to the services and facilities in Brooke, with no obvious features on the site itself. However, the scale and form of development would be limited by the shape of the site and the adjoining bungalow development on Burgess Way. The submission indicates access rights need to be acquired and this is based on the site being put forward for 25 dwellings, the feasibility of which has yet to be demonstrated. Therefore there are questions over the achievability of the site. In addition, it is considered that the impacts on the rural setting of the Conservation Area, and a number of listed buildings within it (particularly 57 The Street) would make this site unacceptable.</p>
SN2018	<p>East of Norwich Road</p>



	<p>Whilst the site is well located and relatively unconstrained, it is too large for the purposes of the VCHAP, with no overriding benefits to justify a larger site. A smaller part of the site is considered as SN0432REVA.</p>
SN2122	<p>East of Wood Farm</p> <p>The site would be out of keeping without development of the adjoining site (SN2119) and in combination they are too large for the purposes of the VCHAP. Issues regarding the integrating a very exposed/open site with development in this part of the village would remain, as would the need take account of the agricultural/commercial buildings on the western boundary, addressing the highways concerns and the need to provide a footway link to local services and facilities.</p>
SN2174	<p>Land east of Kirstead Green/south of St Christopher Close</p> <p>The site itself is constrained primarily by the pumping station on site and the presence of surface water flood risk, otherwise it is a relatively well contained site. The loss of frontage hedgerows and trees would be a concern. Whilst at some distance from services and facilities, and therefore unlikely to encourage walking/cycling, it does have good access to the Bungay/Norwich bus service. Kirstead has not had a Settlement Limit since the 1994 Local Plan and would require one to be reinstated for this site to be included.</p>
SN4004	<p>West of Kirstead Green</p> <p>The site itself is constrained primarily by the presence of surface water flood risk and the ribbon form of development that would result from the site's development and which would extend beyond the current edge of the settlement. Otherwise it is a relatively well contained site. The loss of frontage hedgerow would be a concern, and the vegetation to the B1332 boundary would need to be retained for visual containment and amenity. Whilst at some distance from services and facilities, and therefore unlikely to encourage walking/cycling, it does have good access to the Bungay/Norwich bus service. Kirstead has not had a Settlement Limit since the 1994 Local Plan and would require one to be reinstated for this site to be included.</p>
SN4047	<p>East of Old Hall Gardens/Brooke Flock Farm, Brooke</p> <p>Although within a reasonable distance of most village services/facilities and with few constraints as an arable greenfield site, there are a number of concerns particularly regarding achieving suitable access, heritage impact on the Conservation Area and nearby listed buildings, landscape/townscape impact and ecology re the adjoining TPO'd woodland and wider wooded landscape.</p>
SN4065SL	<p>Adj Oaklands, Honey Pot Lane, Brooke</p> <p>The site is over 1km from the Settlement Limit for Brooke and more than 1.5km from all of the key services and facilities, on an unlit, 60mph road, with no footways. The site is also identified as being at surface water flood risk and is in the immediate vicinity of Brooke Wood Ancient Woodland/County Wildlife Site.</p>

**QUESTION 36: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to.**

**QUESTION 37: Do you think that any of the shortlisted sites should be rejected? Please add additional comments to explain your response and please specify which site(s) you are referring to.**

To find out more about the Village Clusters Housing Allocations Plan, please visit our Virtual Exhibition.

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/ [Policy 7 - Strategy for the areas of growth](#)

## Policy 7.5 Small Scale Windfall Housing Development

389 This policy applies to all parishes. Its purpose is to allow for a limited number of additional dwellings in each parish beyond those allocated or allowed for as larger scale windfall sites through other policies in this plan. The policy limits the number of homes on small scale windfall sites to three in each smaller parish and five in each larger parish (as defined in appendix 7) to prevent over development in rural areas. For the purposes of this policy, the number of dwellings allowed relates to permissions granted after adoption of the plan.

390 Policy 7.5 promotes small scale housing development, including self/custom build. This complements policies 5 and 7.4 which also support self/custom build.

391 To achieve this, the policy provides limited additional opportunities for the development of homes:

- a. adjacent to settlements with development boundaries;
- b. or on sites within or adjacent to a recognisable group of dwellings which do not have a development boundary.

392 The policy also requires such developments to respect the character of the settlement and landscape.

393 Additional requirements applying to all sites such as providing safe highways access set in policy 2 will be applied to these sites, though with greater flexibility in relation to access to services due to the very limited scale of development supported by the policy.

394 It is anticipated that this policy will lead to the delivery of around 800 homes during the plan period. These homes form part of the housing supply in table 6 and policy 1 of this plan.

- [Policy 7.5 Small Scale Windfall Housing Development](#)

[← Policy 7.4 Village clusters](#)

[Up](#)

[Policy 7.5 Small Scale Windfall Housing Development](#) [→](#)





UK Grid Reference  
Finder



Grid Reference	X (Eastings)	Y (Northings)	Latitude	Longitude	Description (Click to Edit)	Address	Postcode	Link	Center	Zoom
TM 22858 97203	622858	297203	52.527087	1.2839267	NR15 1AN		NR15 1AN			
TM 27499 98366	627499	298366	52.535608	1.3530137	NR15 1JE		NR15 1JE			

## **OAKLANDS, HIGH GREEN, BROOKE, NORWICH, NR15 1HA**

### **Rivers and sea risk**

#### **Very low risk**

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

### **Surface water risk**

#### **Low risk**

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

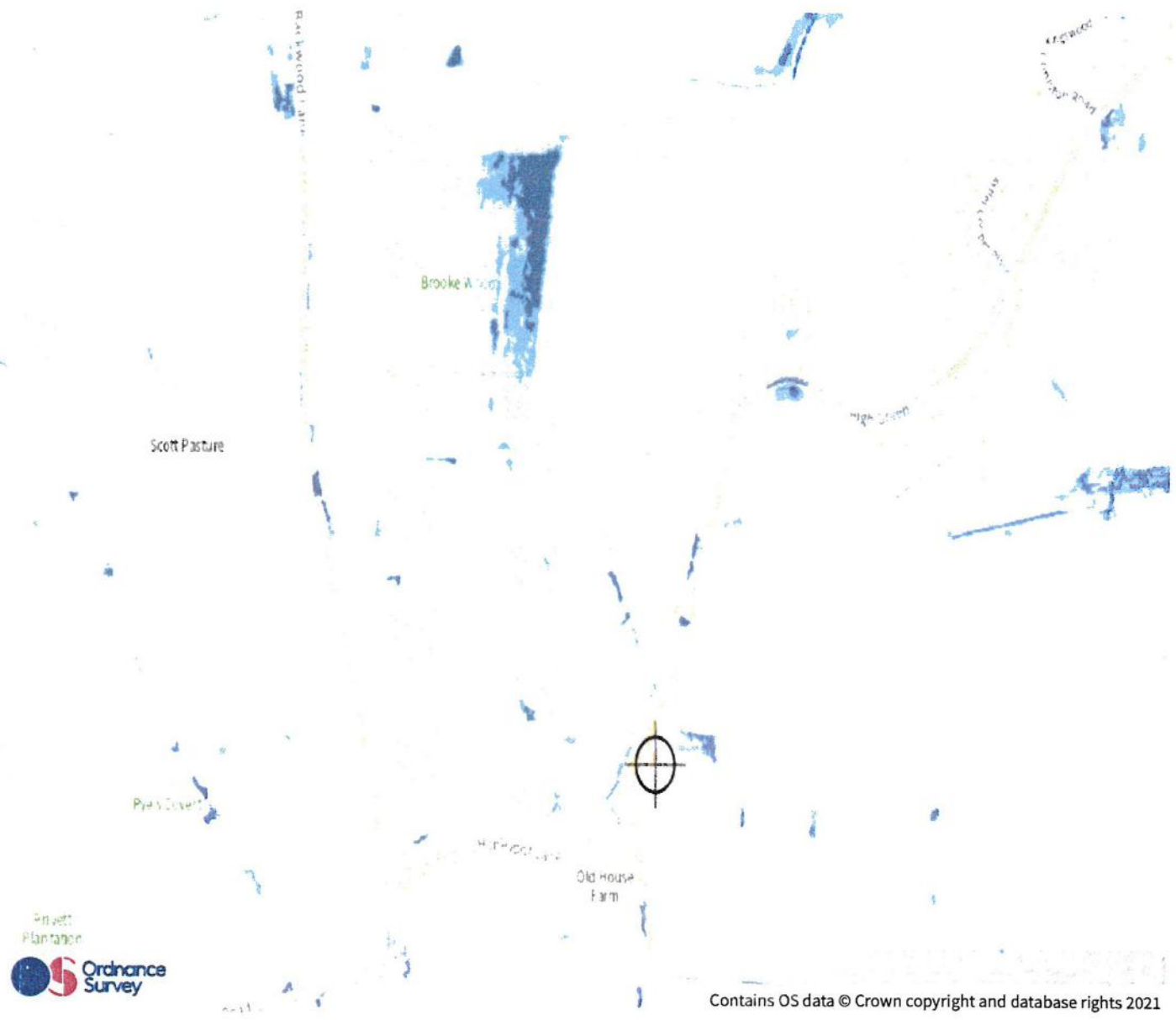
Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Norfolk**.

### **Reservoir risk**

There is no risk of reservoir flooding

### **Groundwater risk**

No risk of groundwater flooding



## Extent of flooding from surface water

 [High](#)  [Medium](#)  [Low](#) [Very low](#)  Location you selected





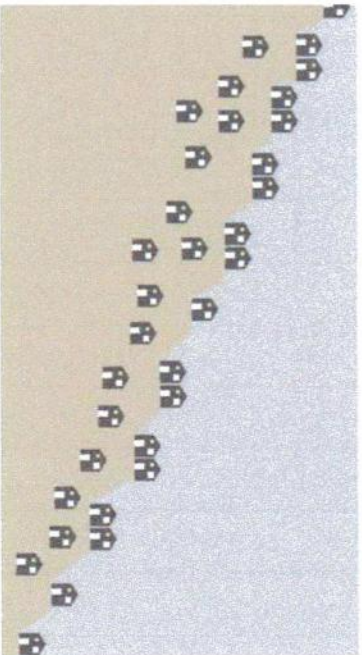
# 04

## DESIGNING SUDS TO RESPOND TO COMMON SITE CONDITIONS





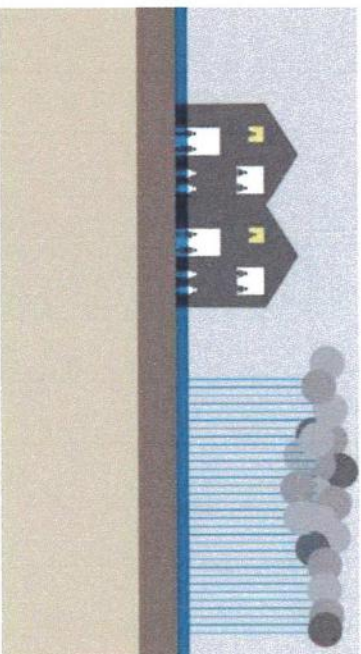
## SOILS AND GEOLOGY



*I would like to include SuDS in the master plan, but how do I...*

### Design SuDS on a site with a steep slope?

As steeper slopes will increase runoff velocity, these sites require additional attention when accommodating SuDS. Infiltration is not recommended near very steep slopes, as it might reduce slope stability. Check dams and staged storage, however, can be used to slow the runoff rates on steeper slopes. Another option is to design the site to convey runoff on platforms in a similar manner to switchback roads on mountainous terrain. Bioretention and wetland features can be staggered in a terraced arrangement on slopes.

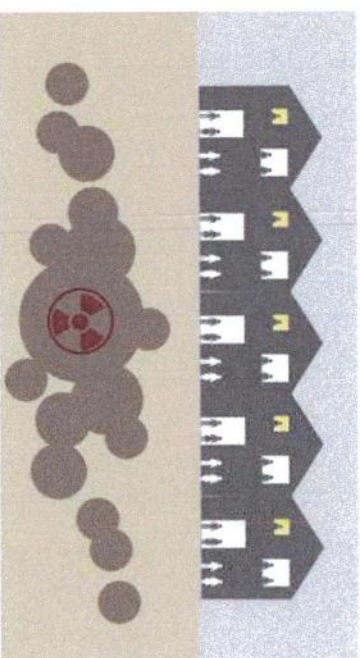


*I would like to include SuDS in the master plan, but how do I...*

### Use SuDS on a site with poor permeability?

Poor permeability is a constraint for SuDS that promote infiltration, but there are still a range of design solutions to be explored. It is firstly worth understanding the vertical geology of an area, as it might be that a more permeable layer exists below shallow impermeable layers, where infiltration could occur at a greater depth. Where infiltration is not possible due to permeability or other ground conditions, SuDS should be designed to provide the required attenuation and treatment above ground or near the surface. In areas of poor permeability, the natural greenfield runoff rates are likely to be high, so requirements for attenuation should be relatively manageable.

## CONTAMINATED LAND



*I would like to include SuDS in the master plan, but how do I...*

### Use SuDS on contaminated land?

Some previously used sites will have contaminated soils. In these cases, SuDS can still be incorporated, although the use of infiltration may not be suitable as concentrated ground flow could lead to water-borne contaminants being transferred to deeper soils or sensitive aquifers. Accordingly, SuDS should be lined and designed to attenuate water on or near the surface.